

Golden Valley Ranch

Application for Major Amendment to City of Kingman General Plan



**Prepared by Rhodes Homes for
City of Kingman, Arizona**

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I. INTRODUCTION

This application for a major amendment to the City of Kingman General Plan is being prepared by Rhodes Homes as a precursor to potential annexation or incorporation of a master-planned community in Golden Valley, Mohave County. Currently, the City of Kingman General Plan encompasses nearly 30,000 acres of unincorporated land in Mohave County. This major amendment would add approximately 16,800 acres to the city's General Plan, including 5,750 acres in the master-planned community of Golden Valley Ranch about four miles west of the Kingman city limits, as well as approximately 6,400 acres of U.S. Bureau of Land Management lands and 4,650 acres of other private lands between the Kingman city limits and Golden Valley Ranch.

The intent of this application is to provide the City of Kingman with an opportunity to plan for the development of a self-contained community that may at some point become part of Kingman, or become a city in its own right. Because of the size of Golden Valley Ranch, and the magnitude and intensity of urban services that will be required to serve it, Rhodes Homes is seeking to have the proposed development considered in the overall context of growth planning in Kingman and Mohave County, expected to be an economically vibrant and fast-growing region of Arizona in the decades ahead. Concurrently, Rhodes Homes has filed an Area Plan with Mohave County for the same master-planned community, seeking inclusion in the county's current General Plan update. To foster coordinated, progressive city and county planning, Golden Valley Ranch would be included in both the City of Kingman's and Mohave County's General Plans, if this application is approved by the Kingman Planning Commission and Common Council, and the Area Plan is accepted by the Mohave County Planning Commission and Board of Supervisors in actions scheduled for late 2005.

In order to assure consistency between the City of Kingman Major Plan Amendment application and the proposed county Area Plan for Golden Valley Ranch, much of the same information has been incorporated in this application as was included in the earlier Area Plan proposal. There is some difference in zoning classifications between the city and county, but zoning classifications and maximum densities have been kept the same in both proposals, in order to allow for coordinated planning and projections of needs for urban services and allocations of common resources such as water. If Rhodes Homes' applications are accepted, it is possible the company will propose a separate master-planned community designation within city or county zoning ordinances that will reflect the proposed densities in Golden Valley Ranch and serve as a standard for other planned communities.

This application is organized so that it initially addresses in overview fashion Rhodes Homes' approaches to the applicable criteria of a major amendment, as defined in Chapter 10, Sec. 2-137 of the City of Kingman General Plan. More detail related to those criteria and other pertinent aspects of the development

proposal are included in subsequent sections of the application – similar to those already included in the Area Plan proposal for Mohave County. It should be noted that while the Area Plan proposal was submitted under the name “Golden Valley Ranch,” Rhodes Homes has since selected the name “Golden Valley Ranch” for its proposed development in Golden Valley.

The land uses, public facilities, resource and infrastructure requirements described in this application pertain primarily to Golden Valley Ranch. In terms of the intervening U.S. Bureau of Management public lands between Golden Valley Ranch and the City of Kingman, this application adopts the current Mohave County General Plan land use designations for these lands, which are designated as rural. Per the requirements of Arizona Revised Statutes 9-461.06 (N), private lands not owned by Rhodes Homes were given a zoning designation of one to five units to the acre.

II. THE COMMUNITY VISION OF GOLDEN VALLEY RANCH

The vision of Rhodes Homes for Golden Valley Ranch is to build a community that is self-sustaining, adds to the quality of life in Mohave County and minimizes the impact on natural resources. Golden Valley Ranch has been designed to meld with the natural environment, provide a well-connected network of services to meet the needs of new and existing residents of Golden Valley, and stimulate job growth in Mohave County.

The 5,750 acres of Golden Valley Ranch have been planned to create two types of high-quality communities – an active retiree community with an 18-hole golf course as its centerpiece, and an interconnected community for all age groups grounded in the concept that people want to live in a small town atmosphere, close to shopping, cultural and social activities, and recreation. These master-planned community designs will add a new dimension to Mohave County. Coupled with economic development, they will provide new housing and job opportunities for current and future residents of the county. Development will occur in phases, with initial home construction expected in late 2006 or early 2007.

Demographically, it is anticipated that the active retiree segment of the Golden Valley Ranch community will grow most rapidly at first, based on migration trends pointing to a large influx of retirees moving to the Southwest over the next decade and longer, as “baby boomers” retire and leave metropolitan areas. Nearly 100,000 people 65 years or older moved into Arizona from 1995-2000, with more net migration among this demographic group than any other state except Florida. This number is expected to grow significantly as “baby boomers” come of retirement age. Golden Valley Ranch has been planned to provide active retirees with both the amenities and services they desire, close to where they live.

Development of the other segment of Golden Valley Ranch serving all age and population groups addresses the need of Mohave County for quality, affordable housing that is linked to the region’s economic development and natural population growth. The U.S. Census Bureau projects that the U.S. population will grow by 42 million people over the next two decades, and the Southwest is expected to remain the fastest-growing region of the nation. Mohave County is in the path of this growth, because of its climate, logistics and proximity to major metropolitan areas.

Because many people are looking for an alternative to crowded, congested metropolitan and suburban areas, Golden Valley Ranch has been designed around the concept of a town center and satellite villages that create a sense of place and distinct neighborhoods. Like the active retiree segment of Golden Valley Ranch, the eastern portion of the development would provide housing for a variety of income levels, and would be self-sufficient in terms of shopping,

services, entertainment and recreation. An office/business park is planned on the southern edge of Golden Valley Ranch that can be linked to economic development efforts along the I-40 Industrial Corridor in Mohave County, augmenting job growth and creating an opportunity for Golden Valley Ranch residents to work close to home. Providing necessary urban services and creating jobs will be high priorities in the overall master planning of Golden Valley Ranch, with Rhodes Homes taking an active role in promoting commercial development within the community.

Basic tenets for the development of Golden Valley Ranch are:

- ◆ Respect for the natural resources of Golden Valley, in particular scenic resources and water resources; Golden Valley Ranch would implement a well-thought-out plan for utilizing local groundwater resources and maintaining a healthy aquifer through the use of grey water and recharge; development also would respect the natural features of the land.
- ◆ Provide the commercial infrastructure necessary to support not only Golden Valley Ranch but the Golden Valley community in general.
- ◆ Dedicate land necessary to provide a full range of public facilities and services, including elementary and middle schools, parks, police stations and fire stations.
- ◆ Create a community that sustains itself through its tax base and brings new revenues to Mohave County through economic development and job growth.
- ◆ Provide affordable housing for both active retirees and working families.
- ◆ Create a cohesive community tied together by a town center, villages with cores, and neighborhoods connected by parkways and trails.
- ◆ Strive to develop an energy-conscious community through pilot projects taking advantage of abundant solar energy to help meet home energy needs.

III. SUMMARY: GOLDEN VALLEY RANCH MASTER PLANNED COMMUNITY

Golden Valley Ranch would be located between Shinarump Road (County Highway 223) on the north and Aquarius Drive on the south, Yuma Road on the east and Tombstone Trail on the west. The master plan area, which encompasses Sections 04, 03, 02, 08, 09, 10, 11, 16, and parts of 14 of Township 020 N Range 018 West, will become a carefully planned community consisting of 5,750 acres. Based upon a balanced community concept, Golden Valley Ranch will provide residents with a place where they can live close to work, shopping, and recreational and educational facilities.

A. Site Characteristics

A site analysis has shaped the vision for Golden Valley Ranch. The existing and planned circulation system has directed the configuration of the various villages, while circulation design criteria, along with plans for community focal points, open space and recreation, have shaped the configuration of the various neighborhoods. The location of the highways has also led to the placement of less noise sensitive land uses along the community's edges.

The Golden Valley Ranch site offers few constraints to development; the site is primarily undeveloped with terrain that varies from flat to gently rolling. The Planning Area is within the North Sacramento Valley. The valley is at an elevation of 2,600 feet above sea level at the northeast property corner to approximately 2,400 feet above sea level at the southwest property corner.



High points on the site will be utilized to the extent possible to orient homes or other buildings to take advantage of the views west toward the Cerbat Mountains and east toward the Black and Hualapai Mountains.

The existing vegetation consists of Mohave Desert scrub - creosote bush, mesquite, acacia and yucca – which along with different types of grasses are the most commonly found vegetation in the arid soils of the area.

The climate of this area reflects that of a desert environment, with relatively mild winters with daytime high temperatures usually over 40 degrees F, so that the area can have up to 280 frost-free days. Summer high temperatures typically are 100 degrees or more with low humidity. Annual rainfall varies from 3” to 10” with most rain occurring during the winter months. Summer storms tend to produce sudden and violent bursts of rainfall that can lead to flash flooding. Wind can cause dust storms, usually in the afternoons as wind speeds increase to 20 mph or more from the south in the summer and from the north in winter.

There is a power easement running diagonally across the northern edge of the site. Land uses will be planned consistent with the restrictions associated with the terms of the easement, including appropriate setbacks and landscaping.

Primarily commercial, office, and multi-family land uses are planned abutting highway corridors. Generous setbacks and landscaping will be utilized along these edges. In residential areas, if there is a need for noise mitigation, a fence, wall or berm or combination thereof will be installed.

B. Proposed Master Plan

Golden Valley Ranch's sense of place will spring from an interconnected series of villages, each with its own unique identity and character, served by nearby neighborhood shopping areas and parks and open space areas. Villages will be pedestrian and bicycle friendly with internal trail systems connecting to parks, open space, shopping areas and school facilities. Single-family and multi-family homes will be offered, as well as active adult neighborhoods, appealing to a variety of family types and incomes.

An industrial/business park area is planned in the southwestern portion of the site and a community commercial area is planned at the northern edge adjacent to CR-223, allowing residents easy access to nearby employment and shopping opportunities. Rhodes Homes will work with local economic development officials in attracting commercial development to this site.

A pedestrian-oriented Main Street with a lake feature will serve as the central focal point of the master plan, along with the considerable scenic and recreational open space provided by the 18-hole golf course, also located in the center of the community.

The proposed Master Plan emphasizes enhancement of existing natural features, such as drainages, and buildings will be sited to optimize special views south and northeast to the Cerbat and Hualapai mountains. Ponds at the main community entries from CR 223 will serve as important community amenities. Shopping areas are envisioned as community-gathering places with plazas, outdoor furniture and shade trees. This master-planned approach to design will ensure that Golden Valley Ranch becomes a quality, self-sustaining community of lasting value.

C. Goals of the Golden Valley Ranch Master Planned Community

The Golden Valley Ranch community design's primary goal is to create a balanced, self-contained community with areas to live, work, shop, play, and learn, all in the same location.

Additional project goals include:

1. Goal: To develop a community that is self-sufficient in terms of adequate tax base to support urban services.

Policy: Implement the appropriate special district and other financial mechanisms to channel a portion of new commercial and residential tax revenues into development of community infrastructure, following developer contributions in the early phases of build-out to provide essential services.
2. Goal: To encourage compatibility with surrounding land uses.

Policy: Ensure that adjacent land uses are similar in nature or include a buffer transition zone where uses are dissimilar.
3. Goal: To establish a village and neighborhood structure that provides residential areas supported by parks, open space and recreational uses.

Policy: Break the Master Plan land use areas into smaller village and neighborhood areas that include the full complement of community uses at the time of subdivision.
4. Goal: To provide a range of housing types to meet the varied housing needs within the Kingman area and the greater northwestern Arizona region.

Policy: Provide a broad range of housing types that includes housing options for retirement or second homes, housing for family units and singles, as well as affordable housing within the Master Plan.

5. Goal: To ensure that the Golden Valley Ranch project contributes to the region's economic goals and objectives.

Policy: Provide areas for employment growth as well as housing to ensure that a self-sustaining new community is established over time.

6. Goal: To create a strong sense of community through use of the village and neighborhood concept.

Policy: Create a core for each village as well as a focal point for each neighborhood that encourages community interaction.

7. Goal: To organize land uses within the community to provide safe and convenient vehicular and pedestrian circulation through the project area.

Policy: Provide an interconnected transportation system that offers pedestrian, bicycle, and vehicular transportation options that include bike and pedestrian paths connecting public facilities and commercial establishments to residential areas.

8. Goal: To provide a safe and efficient system for movement of people and goods to and from the project site and within the community itself.

Policy: Design the road system to meet local design standards.

9. Goal: To ensure that the impacts of the proposed development on the area's existing roadway system will be mitigated.

Policy: Propose solutions to mitigate traffic impacts at the time of subdivision.

10. Goal: To provide land for parks, open space, recreation, and library facilities to meet the needs of Golden Valley Ranch's new residents.

Policy: Provide adequate park, open space, recreation and library sites concurrent with development, with dedication of sites at the time of subdivision after consultation with local officials.

11. Goal: To provide land for an adequate level of police and fire protection service to meet the needs of the proposed master planned community.

Policy: Provide sites for police substations and fire stations, as mutually determined by local police and fire officials and the applicant with dedication of sites at the time of subdivision.

12. Goal: To provide sites for adequate school facilities to meet the needs of the community's new residents.

Policy: Place new high school(s) on Recreation and Public Purpose (R & PP) sites set aside by the Bureau of Land Management where available.

Policy: Provide elementary and middle school sites at the time of subdivision in consultation with the local school districts.

IV. MAJOR AMENDMENT CRITERIA

The City of Kingman General Plan requires that amendments to the General Plan address the following criteria. Approaches are summarized below, with more detailed provided in subsequent sections of the application.

A. Commercial

Consistent with its goal of providing retail, economic development and job opportunities for new and existing residents of Mohave County, Golden Valley Ranch proposes two major concentrations of commercial and office development bordering the north and south sides of the master-planned community. In addition, commercial areas/town centers will anchor various neighborhoods of the community, providing close-by shopping and services opportunities for residents. Some 73.5 acres of commercial and 66.8 acres of office park space are planned for the north side of Golden Valley Ranch along Shinarump Road, providing large-scale retail and employment generation opportunities for the residents of Golden Valley and the region. Similarly, 328.5 acres of office park sites and 89.5 acres of commercial space are planned along Aquarius Drive at the south side of the development, and can be linked to plans for industrial/manufacturing development along the Interstate 40 Industrial Corridor a few miles to the east of Golden Valley Ranch. Taken as a whole, it is anticipated that the commercial/office park sites of Golden Valley Ranch, with the built-in infrastructure of the community, can be an impetus for economic development and job creation in Mohave County.

B. Residential Density

Plans for Golden Valley Ranch are being overlaid on an area of Mohave County that currently is designated as Urban Development Area (UDA) and Rural Development Area (RDA). Under those designations in the Mohave County General Plan, an Urban Development Area can include zoning with residential densities up to 25 units per acre, while a Rural Development Area allows one housing unit per 5 acres at the maximum. Six sections within Golden Valley Ranch are within the UDA designation and three are within the RDA classification. As a self-contained, mixed-use community aimed at providing housing for a variety of lifestyles and income levels, Golden Valley Ranch is divided into neighborhoods containing low-density residential, up to five units per acre; medium-density residential, up to 12 units per acre; and high-density residential, up to 25 units per acre. Neighborhood densities were calculated at their highest possible levels to ensure adequate levels of water service, utilities and other infrastructure to meet the needs of the community. Lot plotting of neighborhoods may yield densities that are lower in some areas.

Generally speaking, higher-density housing will be located in areas clustered around town centers, with medium-density housing concentrically situated around higher-density housing and low-density housing beyond that. This configuration has the effect of minimizing the distance much of Golden Valley Ranch's population will have to travel to reach commercial town centers. 27 percent of the housing units in Golden Valley Ranch would be located in high-density areas; 38 percent in medium-density neighborhoods; and 35 percent in low-density neighborhoods.

C. Traffic Generation and Transportation System

Golden Valley South will be built in phases, allowing for the mitigation of traffic impacts on the area over time. However, development of one section (640 acres) at a density of 4 units per acre can generate more than 20,000 trips per day. To minimize this impact, Golden Valley Ranch is being designed as a self-sufficient community – one in which residents have opportunities to work, shop and enjoy recreation close to home. This strategy of “internal capture” will be accompanied by the construction of major and minor arterials to adequately serve internal circulation, ingress and egress needs. These include adequate sizing and improvement of Aztec Road as the “backbone” major arterial through Golden Valley Ranch, and improvements to Shinarump Road and Aquarius Drive, north and south of the development respectively, to handle traffic entering and exiting Golden Valley Ranch. To provide adequate access to Highway 68 to the north, improvements will be required to roads such as Verde Road, Adobe Road, Colorado Road, Bacobi Road and Bosque Road. Access to Interstate 40 would be gained along Shinarump Road, which currently has an interchange with I-40.

D. Open Space Designations

All of the proposed 5,750-acre site for Golden Valley Ranch is currently open space. In creating a highly livable community, Rhodes Homes intends to set aside large sections of the community as open space. Besides 288.6 acres for parks and parkways, development plans include utilizing 480.9 acres of drainage areas and washes as open space, preserving the natural character of the land in these areas. Pathways and trails will allow access to and enjoyment of these open spaces. Besides this passive open space, more than two dozen parks will be situated throughout Golden Valley Ranch. In addition, Golden Valley Ranch will have as its centerpiece a 276.5-acre golf course to the west of Aztec Road, providing scenic appeal and a feeling of open space for active-adult neighborhoods around the golf course.

E. Air Pollution

Because of its size, with a population potential of about 80,000 people at build-out, Golden Valley Ranch can be expected to have some impact on air quality in otherwise sparsely populated Golden Valley. One of the motivations in developing plans for a self-contained community has been to minimize traffic flows and effects on air quality, with residents living within close proximity to shopping and entertainment so they do not have to use their cars for these short trips. In addition, circulation plans are being designed to move traffic efficiently through the development. Business parks on the north and side sides of Golden Valley Ranch will provide locations for business and employment centers for residents of Golden Valley Ranch, so that trips to work can be short and internal within the community. Rhodes Homes intends to devote considerable attention to economic development efforts in Mohave County in order to showcase these business/office parks as desirable locations for companies considering a move to the region.

F. Water Use

At a build-out population of 80,000 people, it is estimated Golden Valley Ranch would require about 16,000 acre feet of water per year, based on estimates of .2 acre feet per capita consumption per year. To meet this long-term anticipated water resource requirement, Rhodes Homes has conducted well drilling and hydro-geological studies of the aquifer in the Sacramento Valley Basin to determine whether a 100-year supply exists to accommodate this demand and other committed water uses in Golden Valley. Rhodes Homes has submitted a Certificate of Convenience and Necessity (CC&N) application to the Arizona Department of Water Resources, which will reach a finding based on well-drilling data and hydro-geological studies as to whether a 100-year supply exists in Golden Valley to serve committed demand and future demand created by Golden Valley Ranch. This finding will inform local planning agencies and elected officials in Mohave County whether water resources in Golden Valley are adequate to support the intensity of uses planned for Golden Valley Ranch.

G. Waste Water

As part of its commitment to stewardship of water resources in Golden Valley, Rhodes Homes has developed a water conservation plan for Golden Valley Ranch that incorporates use of treated effluent on golf courses and other open spaces in the community. This will be accomplished through an initial, modular package sewage treatment plant producing high-grade (A+) treated effluent, capable of expanding to process 8 million gallons of sewage per day as the community grows.

Rhodes Homes also intends to construct rapid infiltration and/or recharge wells for the disposal of excess effluent not used on open spaces back into the upper aquifer. The package sewage treatment plant would be located at the south end of Golden Valley Ranch, utilizing a gravity flow system. A piping and pumping system would direct treated effluent to the golf course and other open spaces in the community.

H. State Trust Lands

The General Plan criterion for addressing state trust lands is not applicable in the case of Golden Valley Ranch. There are no state trust lands at least 1 square mile or more in size within the boundaries of Golden Valley Ranch or the planning area. There is a small (5-acre) parcel of State Trust Land adjacent to the eastern edge of Golden Valley Ranch that would retain its RDA designation under this General Plan amendment application.

V. COMMUNITY DEVELOPMENT

A. Existing General Plan & Zoning Designations

- 1) Urban Development Area – The Mohave County General Plan designates Sections 03, 04, 08, 09, 10, and 16 of Golden Valley Ranch for urban level development.
- 2) Rural Development Area – The Mohave County General Plan designates Sections 02, 11, and 14 of Golden Valley Ranch for rural development.
- 3) All of the pieces of property are zoned for 1 to 36 acres.

B. Proposed General Plan Amendment

The proposed plan for Golden Valley Ranch envisions that the entire site is classified as a mix of Residential, Commercial, Public/Quasi-Public and Parks/Open Space, the general classifications referenced in the Kingman General Plan. The Golden Valley Ranch Master Plan includes single and multi-family dwelling units, active adult dwelling units, recreational, commercial, and office uses; public facilities include police and fire stations, sanitation facilities, libraries, schools and parks. Urban services and facilities will be required for both residential and non-residential development in this area. Prior to zone change requests and subdivision mapping, the developer will formulate and submit a plan for the financing of infrastructure improvements necessary to support a full complement of public facilities and urban services. Necessary urban services will include retail outlets so residents do not have to drive long distances for basic needs, medical facilities and other professional services.

C. Proposed Land Use Plan

The proposed Land Use Plan for Golden Valley Ranch consists of a mixture of an active adult community that emphasizes recreation and includes a “Ted Robinson” designed golf course, and a family-oriented community with a pedestrian-oriented town center surrounded by single and multi-family homes. Under tentative plans, subject to change based on market conditions and development constraints, residential uses account for 65% of the land area. The other 35%, or 2,036 acres, is tentatively planned for non-residential uses that include office, commercial, school, park,

and open space uses. The table below shows the land use breakdown.

The proposed location, size and number of school and park sites are conceptual in this plan; the actual number, size and locations for these will be re-evaluated at the time of subdivision based upon final community design plans and final number of proposed dwelling units.

GOLDEN VALLEY RANCH

LAND USE SUMMARY

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RESIDENTIAL				
LAND USE	ACRES	DENSITY	DU	% MIX
LOW DENSITY	1037.9	5	5187	16%
MEDIUM DENSITY	671.3	12	8053	24%
HIGH DENSITY	146	25	3648	11%
ACTIVE ADULT LOW DENSITY	1244.8	5	6223	19%
ACTIVE ADULT MEDIUM DENSITY	399.3	12	4791	14%
ACTIVE ADULT HIGH DENSITY	214.5	25	5362	16%
SUB TOTAL	3713.8		33,264	100%
NON-RESIDENTIAL				
COMMERCIAL	205.5			
OFFICE	394.9			
SCHOOL	40.5			
PARKS*	288.6			
FIRE	5			
CLUBHOUSE/RECREATION	29.8			
GOLF COURSE	276.5			
LAKE*	12.6			
O.S./DRAINAGE/EASEMENTS*	480.9			
ROADWAYS*	301.9			
SUB TOTAL	2036.2			
TOTAL	5750	5.8	33,264	

* Acreage may change based on refinement of development plans.

D. Phasing

Golden Valley Ranch will be developed in four phases, with the initial phase commencing in late 2006 or early 2007 in active adult communities located to the west of Aztec Road. Development of a golf course in this segment of Golden Valley Ranch will precede home construction, with grading expected to begin in the latter half of 2005. The second phase of Golden Valley Ranch will occur to the east of Aztec Road, leading to development of a town center tying together the western and eastern segments of Golden Valley Ranch. Subsequent phasing of Golden Valley Ranch will occur radially to the southwest, south, southeast and northeast of the town center. Market conditions may change the density mixes of Golden Valley Ranch prior to formal submission of zoning applications for its various communities.

E. Economic Development

Rhodes Homes, in developing its Golden Valley Ranch community, recognizes that economic development is an integral part of community development, providing both services and jobs for residents of a new community. For that reason, substantial acreage of the Golden Valley Ranch community will be set aside for commercial/retail/office development. Rhodes Homes also is committing to a collaborative effort with local economic development officials to draw new businesses to the Golden Valley area, in particular aligning its Golden Valley Ranch development with the I-40 Industrial Corridor. Further, it will engage in outreach activities to market Kingman/Mohave County as a desirable location for businesses to serve metropolitan markets in Las Vegas, Phoenix and Southern California. A variety of economic opportunities for Kingman/Mohave County have been identified by state and local economic studies, including industrial machinery manufacturing and development of the region's transportation/logistics assets. Rhodes Homes intends to be an active partner with the public and private sectors in Mohave County in building the county's economic base, improving job opportunities for current residents and providing quality jobs for the residents of the Golden Valley Ranch community.

1. Service-Oriented Economic Development

Because Golden Valley currently is lacking in retail and other services for the existing population, the first phase of economic development in Golden Valley Ranch will encourage development of services for both current residents of Golden Valley and new residents of Golden Valley Ranch. Besides basic grocery and other retail activities, these services initially would be tailored to the demographics of an active-adult and

retiree-oriented community, including medical offices and personal services. The goal of initial economic development will be to provide sufficient levels of services so that current and new residents of Golden Valley do not have to drive long distances for shopping, personal services and entertainment. The Kingman Regional Medical Center and a consortium of physicians have expressed interest in locating medical facilities in Golden Valley as part of the Rhodes Homes' plans for Golden Valley Ranch.

The logical location for retail and service businesses serving both current and future residents of Golden Valley is along the northern border of Golden Valley Ranch. There is a natural commercial zone along Shinarump Road, created by a utility corridor to the south and Shinarump Road to the north. In addition, a town center and village centers in Golden Valley Ranch will provide shopping and entertainment opportunities for residents of Golden Valley.

To encourage commercial development in Golden Valley Ranch, Rhodes Homes intends not only to set aside adequate land for these activities, but also to provide off-site improvements necessary to make these developments possible. In addition, it will assist in soliciting the interest of major retailers in Golden Valley through a commercial marketing outreach program.

2. Job-Oriented Economic Development

Arizona's Statewide Economic Study 2002 stated that the economic base of Mohave County was comprised of "limited manufacturing, government, tourism, second home and retirement." Future opportunities as defined by Economy.com, the consulting firm hired by the state to produce the 2002 economic study, included industrial machinery and transportation and logistics. The study noted that average annual earnings in Mohave County were \$22,884, compared with the state average of \$29,916, and the average manufacturing job paid \$28,831, compared with the state average of \$44,988.

Economy.com described Mohave County's economic potential, noting favorable logistics in terms of Interstate 40 and its intersection with Highway 93, the Burlington Northern Santa Fe Railroad line, and the possibility of Mohave County playing a key role in transportation logistics along the proposed CANAMEX corridor between Mexico and Canada. Noting the emergence of a manufacturing and distribution base at the Kingman Airport Industrial Park, Economy.com stated: "The region's ability to serve markets in Southern California, Arizona and the rest of the Mountain State region, and its favorable business and living costs, make the region very favorable for higher value-added industrial machinery and

equipment and industrial products.” The chief drawback to economic growth was identified as an undereducated workforce and the lack of skills necessary to attract companies offering higher-paying jobs. Community colleges such as Mohave County Community College were described as untapped resources that could provide “targeted training programs for expanding and relocating industries.”

The Golden Valley Ranch community would address job-oriented economic development on a number of fronts to help fulfill the region’s economic potential and meet its goals of economic diversification and higher-paying jobs for the current population and new residents. Rhodes Homes intends to establish a strong relationship between its Golden Valley Ranch community and the I-40 Industrial Corridor, with affordable housing available to workers hired by companies locating in that industrial park. Rhodes Homes plans to link that park with a business park proposed along the southern border of Golden Valley Ranch. To build interest in the I-40 Industrial Corridor Park and its own business park, Rhodes Homes will work with local economic development officials in marketing Kingman/Mohave County to companies in Southern California and elsewhere that may want to take advantage of the favorable logistics, lower cost of doing business and lifestyle attributes of Kingman/Mohave County. To address educational issues associated with economic development, Rhodes Homes will investigate working with Mohave County Community College to develop vocational educational programs that improve skill levels of the local workforce.

3. Economic Development Goals and Policies

1. Goal: To meet the needs of existing and future residents of Golden Valley for retail, personal services and entertainment opportunities within their community.

Policy: Designate sufficient land and provide infrastructure to support commercial development within Golden Valley Ranch and on its perimeter with the existing Golden Valley community.

2. Goal: Attract major retailers and service providers to Golden Valley Ranch to serve the specific needs of active adult and retiree populations.

Policy: Create zoning patterns conducive to development of service-oriented businesses, and encourage the location of businesses meeting the needs of active adults and retirees.

3. Goal: Create opportunities for higher-paying jobs for current Kingman/Mohave County residents and new residents of Golden Valley Ranch.

Policy: Develop office/business park at southern end of Golden Valley Ranch, creating a nexus with I-40 Industrial Corridor; engage in active marketing of Golden Valley Ranch and I-40 Industrial Corridor to attract companies that can take advantage of favorable logistics and low cost of doing business in the region.

4. Goal: Improve educational level of workforce in Mohave County.

Policy: Seek to work with Mohave County Community College to expand vocational training for targeted industries.

VI. NATURAL RESOURCES

A. Water Resources

Rhodes Homes recognizes that water is a precious resource in Mohave County. It is exercising due diligence in proving out adequate groundwater resources for Golden Valley Ranch, based on well drilling and hydro-geological studies of the Sacramento Valley Basin that will provide both local governments and the State of Arizona with a better understanding of water resources in the basin. Ultimately, the Arizona Department of Water Resources (ADWR) will determine, based on these hydro-geological studies and other information, whether the Sacramento Valley Basin aquifer is adequate to support Golden Valley Ranch as well as current committed demand for water in the region, including pre-platted lots that draw from the same groundwater resources. Rhodes Homes understands that a statement of water adequacy from ADWR is a critical precursor for its development plans at Golden Valley Ranch. As a matter of general policy, Rhodes Homes is committed to exploring and implementing where feasible technologies and conservation techniques that minimize the impact of the development on groundwater resources, including recharge, xeriscaping and use of “grey water.” A detailed water budget will be prepared for Rhodes Homes subdivisions as part of its plan submissions. For purposes of its water use projections, Rhodes Homes is calculating that consumption will average .20 acre feet per capita annually.

Golden Valley Ranch will be a community known for utilizing water resources in best practices for the desert region. The Golden Valley Ranch community will make use of “grey” or re-use waters for all public spaces and golf courses within the community, as soon as sufficient quantities of treated effluent are available from new subdivisions.

Rhodes Homes will provide treated A+ effluents usable for all purposes, including public spaces where children are present. The system will be utilized in a similar fashion to potable waters. Ponds within the open space will provide a gravity source to feed the system.

The potable water supply for Golden Valley Ranch will be designed to service the community on a growth basis. Rhodes Homes has plans to form its own water and sewer company to serve Golden Valley Ranch and surrounding areas. The potable water system will be designed to provide fire service pressures and hydrants. Rhodes Homes will work with the Golden Valley Fire District in the design of the community, placement of hydrants, pressures and the location of at least one new fire house within the community.

1. Goal: Construct a safe drinking water system.

Policy: Build wells, pipelines and tanks that are to the latest codes, and provide chlorination or other treatments if needed.

2. Goal: Build a community water system that services the entire area.

Policy: Form a water and sewer service company to serve Golden Valley Ranch and surrounding areas, accommodating growth and providing more complete fire protection for Golden Valley.

3. Goal: Reduce the need for potable water usage outside the home.

Policy: Construct a waste water treatment plant that provides high-quality water that can be utilized for all open public spaces; encourage homeowners to apply xeriscaping to their properties where that is feasible. Sections of Golden Valley Ranch will be set aside specifically for xeriscape landscaping.

4. Goal: Replenish groundwater resources through recharge.

Policy: Investigate and apply where feasible and effective technologies to capture and inject rainwater runoff into the ground.

5. Goal: Conserve water through the use of “grey water.”

Policy: Use treated effluent for irrigation of the community’s golf course and park spaces.

B. Air Quality

The network of the Golden Valley Ranch community is designed to allow free travel to the commercial portions of the development. Businesses will be encouraged to locate within the community to reduce the travel time for commuters.

During construction, the greatest air quality threat is dust. A “Best Management Practices” (BMP) plan is being established to reduce the dust during all phases of construction, and workers will be educated in dust control.

1. Goal: Control smog from commuter traffic.

Policy: Provide for the business community in the planning and design of the master plan so that the commutes are short and internal.

2. Goal: Control dust pollution during construction.

Policy: Create a BMP which addresses dust control.

C. Habitat Protection

As part of the due diligence process, a full biological evaluation was conducted on the community area. This study has allowed Rhodes Homes to create a listing of the species of plants and animals currently indigenous to the area.

There are a number of large washes crossing the property, some of which will be left open for animal habitat. However, road crossings and drainage conveyance structures will have to be built which will cause impacts. Best efforts will be made to preserve native vegetation and animal habitat in wash areas.

Rhodes Homes has hired SWCA Consultants to do the biological evaluation and also to file a 404 Permit with the Army Corps of Engineers (Note: filed in February 2005). As part of the 404 Permit process, the Golden Valley Ranch community has committed to disturbing as little of the washes as possible, and to practices which ensure flood waters entering the washes are not contaminated.

1. Goal: Protect existing flora/fauna.

Policy: Leave washes undisturbed as far as possible.

2. Goal: Protect native animals.

Policy: Provide a pathway through the project for the movement of animals in and around the property

D. Energy Conservation

Golden Valley Ranch will be an energy-conscious community. Golden Valley Ranch will encourage its homebuyers to participate in UniSource Energy Services' "SunShare" program for solar-powered homes, reducing reliance on fossil fuel-produced energy and relying on the abundant sunshine of the region to meet home energy needs. In addition, passive solar opportunities and energy-saving building materials will be incorporated into site planning and home construction. As it has in Nevada, Rhodes Homes will build homes in Golden Valley Ranch that are Energy Star compliant.

UniSource Energy Services' "SunShare" program provides subsidies to homeowners for installation of photovoltaic systems and allows homeowners to sell excess solar energy into the power grid. Golden Valley Ranch will introduce the "SunShare" program to its homebuyers and promote its benefits. A portion of model homes in Golden Valley Ranch will be equipped with a solar photovoltaic system and solar hot water stub-outs to demonstrate how solar energy can be incorporated into home design, and prospective homebuyers will be provided with information about cost amortization of photovoltaic systems.

Road circulation patterns in Golden Valley Ranch will be designed to move vehicular traffic efficiently through the development. More importantly, with its town center and village-oriented concepts, Golden Valley Ranch will be a community where residents can walk or bicycle to shopping and recreation opportunities, reducing vehicle trips.

1. Goal: Expedite and reduce vehicular traffic throughout Golden Valley Ranch.

Policy: Incorporate street design in Golden Valley Ranch that moves traffic efficiently through the community; reduce vehicle trips through community design focused on homes within walking distance of shopping and entertainment; provide job opportunities within or adjacent to the community, minimizing commuter trips.

2. Goal: Reduce reliance on fossil fuel-produced energy in favor of solar-produced energy.

Policy: Introduce homebuyers to "SunShare" program to meet home energy needs through solar power. Incorporate photovoltaic systems into model home complexes.

3. Goal: Maximize energy efficiency of homes.

Policy: Design and build homes that can be certified under the Energy Star program as energy efficient.

VII. PUBLIC INFRASTRUCTURE AND FACILITIES

A. Infrastructure

1. Roads

a. Access Roads

A traffic model was created based upon the “planning bubble” diagrams, and the proposed density of the area. The model uses algorithms for the determination of car trips within, from and to the area. The average number of trips that a community of this size will take for work, play and other purposes, based on national trends, is used. One of the goals of Golden Valley Ranch is to create a community that has a high degree of self-sufficiency, reducing the number of vehicle trips by residents outside the community for work, shopping and recreation, and minimizing the impact on Mohave County’s road system.

Traffic access to the Golden Valley Ranch community will be provided along existing corridors. Overall, Verde Road, Adobe Road, Aztec Road, Colorado Road, Bacobi Road (County Route 277) and Bosque Road connect the site to Highway 68. All of these north-south access roadways currently have either 80- to 100-foot rights of way, or dedicated 40- 50-foot half street rights of way. Aztec Road, Shinarump and Aquarius are existing major arterials which will be upgraded as part of the development of the project. Rhodes Homes is committed to providing easy access to the new community while improving overall traffic flows in Golden Valley. Road construction will be phased to meet new traffic demands created by Golden Valley Ranch.

Modeling determined that the three major roads should be supplemented by several other arterials, and the configuration of these roads is under investigation. Improvements also will be made to the Aquarius/Oatman and Shinarump/I-40/Oatman intersections. The US68/Aztec intersection will be upgraded to accommodate multiple turning movements.

b. Interior Road Network

The design of the interior road network is based upon the “community” theme. This theme is based upon several arterial streets which pass through the community allowing access to the outside, but with their curvilinear design, are not typically utilized by non-residents for “pass through” travel.

Each subdivision will have at least one access point to the minor arteries. Minor arteries will connect the communities to the major arteries which convey traffic through, in and out of the community.

1. Goal: Provide easy functional access to the community.

Policy: Develop multiple points of ingress/egress. Design the road system so that cars are not all funneled to a single point.

2. Goal: Reduce the number of cars “passing through” the property.

Policy: Design a road network which is curvilinear, which reduces speeds and deters pass through traffic.

3. Goal: Provide an open and scenic driving experience.

Policy: Construct roadways with landscape along the boundaries with the developments set back, decreasing noise and adding aesthetic appeal. Also, construct arterials which have parks, golf courses and other amenities adjacent to enhance the beauty of the existing landscape.

2. Water Delivery System

The Golden Valley Ranch community will be serviced by a traditional gravity water supply system. Several sites outside of the community boundary have been selected for tanks, as well as several within the community proper.

At a minimum, the site will be separated into three service pressure zones to ensure that fire hydrant capacity and home pressures are adequate. The system also will be looped to ensure water quality.

An application has been filed with the Arizona Department of Water Resources for an adequate water supply. As a part of this process, several wells are being drilled on and adjacent to the property.

Open spaces, including the golf course, will be irrigated with reclaimed water from the sewage treatment plant. The reclaimed water system will be instrumental in reducing the amount of water needing to be pumped from the ground. Reclaimed waters in excess of what can be utilized will be placed back into the ground using rapid infiltration basins, or recharge wells if applicable.

1. Goal: Provide safe, clean and constant water supply.

Policy: Construct tanks and piping systems with looping and the ability to add chlorination or other treatment systems at a later date.

2. Goal: Provide for full fire service.

Policy: Construct the water system to have adequate pressures and flow capacity to handle fire suppression at any hydrant.

3. Goal: Provide a 100-year adequate water supply.

Policy: Apply for an adequate water supply certificate from the ADWR prior to the filing of the General Plan Amendment. The application will be for a water demand equal to or greater than the proposed development.

3. Sewage Treatment

A site for a sewage treatment plant has been selected south of Golden Valley Ranch, with the site's size to be determined by final design. This plant is projected to grow with the community, eventually processing 8 million gallons of sewage into high-grade (A+) effluent. The waters will be de-nitrified and can be applied to any open space.

The system will be gravity fed, and located adjacent to, but not within, the Sacramento Wash. A series of rapid infiltration basins will provide disposal of any waters above the needs of the community.

The design of the Golden Valley Ranch sewage treatment plant is modular. This allows for the growth of the system to provide the optimum treatment. As more homes and businesses are constructed, additional capacity will be added to the plant. An application has been filed with the Arizona Department of Environmental Quality for the plant site.

1. Goal: Provide sewage treatment for the entire development area.

Policy: Design a sewage treatment plant that is expandable.

2. Goal: Re-use as much water as possible.

Policy: Construct a sewage treatment plant which provides high-quality effluent, which may be used on all public open spaces. Construct a piping system to convey the re-use water to the open spaces.

3. Goal: Replace groundwater whenever possible.

Policy: Construct rapid infiltration basins and/or recharge wells for the disposal of excess effluent into the upper aquifer.

4. Solid Waste Management

For the foreseeable future, Golden Valley Ranch will utilize the Cerbat Landfill to meet the community's solid waste management needs. This landfill currently has sufficient capacity to maintain operations for another 40-50 years.

5. Flood control

The Golden Valley Ranch community is located at the intersection of several major washes, and Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHA). The development of a community within a SFHA takes careful planning to provide safety for the community.

In that effort, a detention basin is proposed at the northern boundary of the site to contain the peak flows from the Cerbat and Thirteen Mile Washes. A second detention basin for the Holy Moses Wash is currently being investigated for the east property boundary.

Within the community, each major subdivision will provide a local detention basin. These basins will provide two functions. The first is to remove contaminants from the storm runoff prior to entering the wash. Secondly, the basins will remove the peak of the storm and decrease erosion potential.

As part of the engineering of the Golden Valley Ranch community, an application will be made to re-contour the SFHA boundaries to the development and improvements. A master drainage study has been prepared for the community, and planning/sizing of the infrastructure is under way.

In conjunction with the master drainage study and flood control improvements, an application under the rules of 404 Permitting has been filed with the United States Army Corps of Engineers (ACOE). This application determines the extents of "waters of the United States" and the extent of disturbance allowed. The community is working with the ACOE and FEMA to limit the disruption of the washes for flood control, aesthetic and the maintenance of native flora and fauna.

1. Goal: Provide a safe environment for the community.

Policy: Construct detention basins upstream of the development.

2. Goal: Accommodate the ACOE and FEMA.

Policy: Provide applications to the federal agencies early in the process; get them involved in the design of the community.

3. Goal: Protect plant and animal life long term.

Policy: Construct localized detention/retention basins throughout the community to capture contaminated runoff and keep it from entering the wash system.

B. Public Facilities

1. Parks

Substantial acreage is allocated for park facilities at Golden Valley Ranch. These will include several community parks, neighborhood parks, linear parks, and mini-parks located throughout the project. The active adult portion of the community includes a 276-acre, 18-hole golf course with a 10-acre clubhouse and recreation center; the family-oriented portion of the community will also include a community recreation center planned for the mixed-use town center area in the heart of the community. Walking paths will follow the open space drainages with links provided from residential areas to the commercial, park, and community facilities on site. The project also includes considerable acreage for open space located throughout the community.

a. PARK AND RECREATION STANDARDS

Parks, recreation and open space facilities will be provided for Golden Valley Ranch in concert with the following national standards:

Feature Category	Park System Feature	Units Needed per 1,000 residents	Acres Per 1,000 Residents
Parks	Pocket Parks –Min. 1/3 acre	Service Area- ¼ mile radius	.25 to .50
Parks	Neighborhood Parks – Min. 4 acres	Service area - ½ mile radius	1-2 acres per 1,000 Serves 2,500 min.
Parks	Community – Min. 20 acres	Service area - 2 mile radius	5-8 acres per 1,000 Serves min. 10,000
Community Center	3 acres and 10,000 sq. ft.		1 per 20,000
Outdoor Recreation	Small Skate park	.16	.03
	Full Sized Skate park	.06	.03
	BMX Track	.16	.50
	Paved Multi-Use Trail (per mile)	1.04	2.53
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	4.25
	Family Picnic Area	6.25	.08
	Group Picnic Area with Shelter	.36	.74
	Park Bench	7.69	.00
	Outdoor Events Venue (per acre)	.42	1.34

Source: Small Community Parks & Recreation Planning Standards – 2003.

Facility/ Activity	Recommended Space Requirements	No. of Units per Population	Service Radius
Basketball	2,400 to 7,280 sq. ft.	1 per 5,000	¼ to ½ mile
Handball	800 to 1,000 sq. ft.	1 per 20,000	15 to 30 minute travel time
Ice Hockey	22,000 sq. ft.	1 per 100,000	½ to 1 hr travel time
Tennis	2 acres per complex	1 court per 2,000	¼ to ½ mile
Volleyball	Minimum 4,000 sq. ft.	1 per 5,000	¼ to ½ mile
Baseball	1.2 acre	1 per 5,000 Lighted 1 per 30,000	¼ to ½ mile
Field Hockey	1.5 acre	1 per 20,000	15 to 30 min. travel time
Football	1.5 acre	1 per 20,000	15 to 30 min. travel time
Soccer	1.7 to 2.1 acres	1 per 10,000	1-2 miles
Golf driving range	13.5 acres	1 per 50,000	30 min. travel time
1.4 mile running track	4.3 acres	.1 per 20,000	15 to 30 min. travel time
Multiple Recreation court	9, 840 sq. ft.	1 per 10,000	1-2 miles
Trails		1 system per region	
Archery Range	.65 acres	1 per 50,000	30 min. travel time
Golf 18 holes	110 acres min.	1 per 50,000	½ to 1 hr. travel time
Swimming Pools	½ to 2 acres	1 per 20,000	15 to 30 min. travel time

Source: Lancaster, R.A. (Ed.).(1990). Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association

b. Parks and Open Space Goals and Policies

Goal: To meet the recreational and open space needs of residents countywide, with sites that provide for active recreation, specialized recreational opportunities and enjoyment of natural areas.

Policy: The applicant will work with Mohave County school districts in the development, maintenance and joint operation of local school/park sites where it is economically and functionally desirable to do so.

Policy: Provide a full range of parks and recreational facilities for the broad range of housing and lifestyle types available at Golden Valley Ranch.

Goal: Provide all manner of park sites from the pocket park to the neighborhood park and the community park within the Golden Valley development.

Policy: Provide a community park in each village and neighborhood and pocket parks within each neighborhood consistent with the standards referenced above.

Policy: Dedicate park sites at the time of subdivision after consultation with local planners on final park size and location to serve final projected population.

Goal: Provide community-gathering places through both indoor and outdoor spaces to help develop a sense of place.

Policy: Provide a recreation/community center for both the active adult area and the family-oriented area of the master planned community.

Policy: Provide outdoor gathering spaces in the form of a town green or plaza, linear parks, community gardens, gazebos, and passive open space areas.

2. Fire Protection

Goal: To plan and provide for adequate fire protection services.

Policy: Work closely with the Golden Valley Fire Department to determine an adequate urban level of fire protection services.

Policy: Provide fire protection site within Golden Valley Ranch if determined necessary in conjunction with the Golden Valley Fire Department at the time of subdivision.

3. Police Protection

Goal: To plan and provide for police services at levels adequate to meet the needs of all the area's residents.

Policy: Work closely with local law enforcement officials to determine adequate urban level police protection services at Golden Valley Ranch.

Policy: Provide a police protection substation site if determined necessary in conjunction with local law enforcement at the time of subdivision

4. Library Services

Goal: To provide a full service library system that is easily accessible and supplies residents with a variety of educational and recreational materials.

Policy: The applicant will work with local officials to provide a suitable library site within the town center planned at Golden Valley Ranch at the time of subdivision.

5. Schools

Goal: Establish new school sites in the Golden Valley Ranch development to serve the needs of the community's new families.

Policy: Place new high school(s) on Recreation and Public Purpose (R & PP) sites set aside by the Bureau of Land Management where available to serve the Golden Valley Ranch project.

Policy: Set aside parcels for elementary and middle school sites during the subdivision review process as agreed upon with the Mohave Valley Elementary District and the Mohave Union High School Districts and the Superintendent of Schools. Work with school districts to time school construction with development of the community.